

81 Pictor Road
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

81 Pictor Road Buxton Derbyshire, SK17 7TB



Enjoying a large corner plot position this three bedroomed semi detached family home. With Upvc double glazing and gas central heating. New flooring throughout. Gardens to front side and rear. Internal accommodation comprises: Entrance porch, dining area, kitchen and lounge to the ground floor with three bedrooms and bathroom to the first floor. Available immediately. Pets considered.

PCM
£795 PCM

Staffordshire - 01538 383344

leek@buryandhilton.co.uk

Entrance Porch

Half glazed Upvc entrance door. Quarry tiled flooring. Obscure glazed inner timber door through to:

Dining Room

11'3" x 8'4"

Upvc double glazed window to front. Central heating radiator. Laminate flooring. Stair case to first floor. Useful under stairs storage cupboard housing the domestic meters.

Lounge

17'6" x 11'7"

Upvc double glazed windows to side and rear. Central heating radiator. Laminate flooring. Fireplace with surround ready for a plug in electric fire.

Kitchen

12'6" x 8'1"

Fitted with a matching range of base and eye level units with drawers and fitted marble effect square edged working surfaces. Incorporating a single stainless steel sink unit and drainer with mixer tap over. Tiled splash backs. Integrated four ring gas hob and electric oven with stainless steel extractor hood over. Plumbing and space for washing machine. Cupboard housing the water meter. Upvc double glazed window and door to rear. Central heating radiator.

First Floor Landing

Upvc double glazed window to rear. Access to loft void. Doors off.

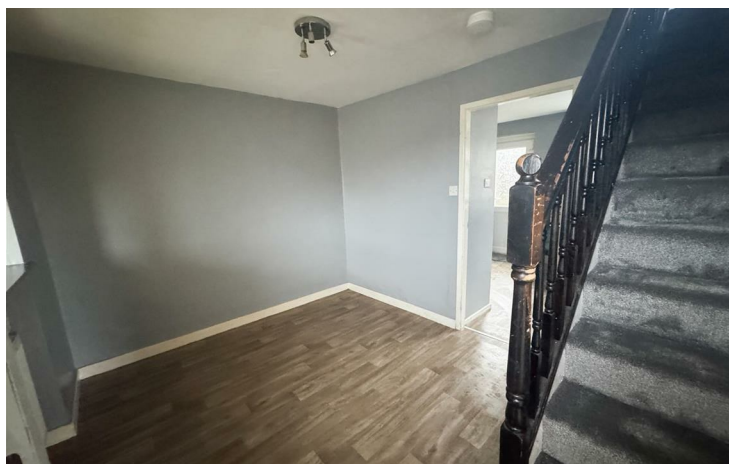
Bedroom Two

10'5" x 9'9"

Upvc double glazed window to front. Central heating radiator. Built in storage cupboard with shelving.

Bathroom

Fitted with a white three piece suite to comprise: panelled bath with shower over, fitted shower screen and tiled splash backs. Pedestal wash hand basin and dual flush wc. Obscure glazed Upvc window to rear. Central heating radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		66
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811